FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

PROCESSED

FORM D

NOTICE OF SALE OF SECURITIES DEC 19 2007 PURSUANT TO REGULATION D, THOMSON **SECTION 4(6), AND/OR**

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OMB APPI	ROVAL
OMB Number:	3235-0076
Expires:	May 31, 2005
Estimated average be	urden
hours per response	1

SEC USE ONLY

DATE RECEIVED

Serial

Prefix

IL

40825

UNIFORM LIMITED OFFERING EXEM	PTION
Name of Offering (check if this is an amendment and name has changed, and indicate change.)	
Houston 1031 Limited Partnership	
Filing Under (Check box(es) that apply):	506 Section 4(6) ULOE
A. BASIC IDENTIFICATION DATA	
Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	f (8 a)
Houston 1031 Limited Partnership	07085865
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Ni
2901 Butterfield Road, Oak Brook, Illinois 60523	(630) 218-4916
Address of Principal Business Operations (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
(if different from Executive Offices)	
Brief Description of Business	
The acquisition and sale of undivided tenant in common interests in real property.	DEC 1 1 2007
Type of Business Organization	4
☐ corporation ☐ limited partnership, already formed	other (please specify):
☐ business trust ☐ limited partnership, to be formed	100 65
Actual or Estimated Date of Incorporation or Organization: Month Year 1 2 0 6	☑ Actual ☐ Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for	
CN for Canada: FN for other foreign jurisdiction)	IL.

GENERAL INSTRUCTIONS

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

		A. BASIC IDENTI	FICATION DATA		
2. Enter the information reque	ested for the following	ing:			
 Each promoter of the iss 	uer, if the issuer ha	s been organized within the	past five years;		
 Each beneficial owner h issuer; 	aving the power to	vote or dispose, or direct th	e vote or disposition of, 10%	or more of a clas	s of equity securities of the
 Each executive officer a 	nd director of corpo	orate issuers and of corpora	te general and managing par	tners of partnershi	p issuers; and
 Each general and manag 	ing partner of partr	nership issuers.			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				•
Inland Real Estate Ex					
Business or Residence Address	(Number and Stree	et, City, State, Zip Code)			
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523		 	
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director	☑ General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				
Houston 1031 G.P., I					
Business or Residence Address	(Number and Stree	et, City, State, Zip Code)			
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523			
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				
Gujral, Brenda G. •					
Business or Residence Address	(Number and Stree	rt, City, State, Zip Code)			
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☑ Director	☐ General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				
Goodwin, Daniel L.	•				
Business or Residence Address	(Number and Stree	et, City, State, Zip Code)			
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523			
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	☐ Executive Officer	□ Director	General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				
Parks, Robert D. ♦					
Business or Residence Address	(Number and Stree	t, City, State, Zip Code)			
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	□ Director	General and/or Managing Partner
Full Name (Last name first, if i	ndiviđual)				
Matlin, Roberta S. ♦					
Business or Residence Address	(Number and Stree	t, City, State, Zip Code)	•		
2901 Butterfield Roa	d, Oak Brook, I	llinois 60523			
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	■ Executive Officer	□ Director	General and/or Managing Partner
Full Name (Last name first, if i	ndividual)				
DelRosso, Patricia A.	. •				
Business or Residence Address	(Number and Stree	t, City, State, Zip Code)			
2901 Butterfield Road	d, Oak Brook, I	llinois 60523			<u>-</u> .

♦ Name of the executive officer or director of Inland Real Estate Exchange Corporation, the co-member and sole manager of IRC-IREX Venture, L.L.C., the sole member of Houston 1031 G.P., L.L.C., the general partner of the issuer.

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

A. BASIC IDENTIFICATION DATA											
	2.	Enter the information	n requested for the following	Ţ:							
 Each promoter of the is 	suer, if the issuer has	s been organized within the	past five years;								
 Each beneficial owner l issuer; 	having the power to	vote or dispose, or direct th	e vote or disposition of, 10%	or more of a class	s of equity securities of the						
Each executive officer:	and director of corpo	orate issuers and of corpora	te general and managing part	ners of partnership	issuers; and						
Each general and mana	ging partner of partn	ership issuers.									
Check Box(es) that Apply:	Promoter	Beneficial Owner		☐ Director	General and/or Managing Partner						
Full Name (Last name first, if	individual)										
Wang, Cathy Z. ♦											
Business or Residence Addres	s (Number and Stree	t, City, State, Zip Code)									
2901 Butterfield Roa	id, Oak Brook, I	llinois 60523									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	General and/or Managing Partner						
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Full Name (Last name first, if	individual)										
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Full Name (Last name first, if	individual)										
Business or Residence Addres	s (Number and Stree	t, City, State, Zip Code)									

• Name of the executive officer or director of Inland Real Estate Exchange Corporation, the co-member and sole manager of IRC-IREX Venture, L.L.C., the sole member of Houston 1031 G.P., L.L.C., the general partner of the issuer.

				В.	INFORM/	ATION AB	OUT OFFE	RING				
											Yes	No
1. Has	the issuer s	sold, or doe	s the issue	r intend to	sell, to non	-accredite	d investors	in this offe	ring?	•••••	. 🗆	\boxtimes
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3. Doe	s the offern	ng permit j	oint owner	snip of a si	ngie unit?.	•••••	*************	**************		•••••	. Ы	
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	me (Last n		f individua	l)								
White, William F. Business or Residence Address (Number and Street, City, State, Zip Code)												···
Business or Residence Address (Number and Street, City, State, Zip Code) 230 Park Avenue Suite 1548, New York, NY 10169												
Name of Associated Broker or Dealer												
K-0	One Investr	nent Comp	any									
K-One Investment Company States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)												
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

	- :			В.	INFORMA	ATION AB	OUT OFFE	RING				
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1. Has	the issuer s	sold, or doe	s the issue	r intend to	sell, to non	-accredited	d investors	in this offe	ring?			\boxtimes
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2. Wha	at is the mir	nimum inve	stment tha	nt will be a	cented fro	m anv indi	vidual?				\$	957,971*
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3. Doe	s the offeri	ng perm it j	oint owner	ship of a si	ngle unit?.						Yes ⊠	No
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2. Wha	it is the mir	nimum invo	estment tha	t will be a	cepted fro	m any indi	vidual?				. <u>\$</u>	957,971*	
3. Doe	s the offeri	ng permit j	oint owner	ship of a si	ngle unit?.					•••••••	Yes . ⊠	No	
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

-				B.	INFORMA	ATION AB	OUT OFFE	RING					
1. Has	the issuer	sold, or do			sell, to non				_		Yes	No ⊠	
2. Wha	at is the mi	nimum inv	estment tha	at will be a	ccepted fro	m any indi	vidual?		**********	***************************************	\$	957,971*	
3. Doe	s the offeri	ng permit j	oint owner	ship of a si	ingle unit?.				······	,	Yes . ⊠	No □	
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

				В.	INFORMA	ATION AB	OUT OFFE	RING	<u>.</u>			
											Yes	No
1. Has	the issuer	sold, or do	es the issue	r intend to	sell, to nor	-accredite	d investors	in this offe	ring?	***************************************		×
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

-				В.	INFORMA	ATION ABO	OUT OFFE	RING				
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

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^{*} A smaller amount may be accepted by the company, in its sole discretion.

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^{*} A smaller amount may be accepted by the company, in its sole discretion.

				B.	INFORMA	ATION AB	OUT OFFE	RING				
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Aggregate Amount Already Type of Security Offering Price Sold Debt -0-\$ Equity -0-☐ Common Preferred Convertible Securities (including warrants)..... -0-Partnership Interests...... -0--0-Other (Specify Undivided fractional interests in real estate) \$ 32,571,000 32,330,273.60 32,330,273.60 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate **Dollar Amount** Number Investors of Purchases 32,330,273.60 Accredited Investors Non-accredited Investors..... Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. **Dollar Amount** Type of Type of Offering Security Sold Rule 505 Regulation A..... Rule 504 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees..... \boxtimes -0- \boxtimes -0-Printing and Engraving Costs \$ 186,500 Legal Fees..... \boxtimes

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329,000

\$ 2,489,500

\$ 1,974,000

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Accounting Fees

Engineering Fees

Sales Commission (specify finders' fees separately).....

Other Expenses (identify) Marketing.....

Total

	C. OFFERING PRICE	E, NUMBER OF INVESTORS, EXPENSES AND USE OF	PROCEEDS	·				
b.	and total expenses furnished in response	ate offering price given in response to Part C – Question to Part C – Question 4.a. This difference is the "adjuste	d	\$ 30,081,500				
5.	each of the purposes shown. If the amou	ed proceeds to the issuer used or proposed to be used for nt for any purpose is not known, furnish an estimate and The total of the payments listed must equal the adjusted response to Part C – Question 4.b above.	i					
		Payments to Officers, Directors & Affiliates	Payments To Others					
	Salaries and fees		<u>\$</u>	□ <u>\$</u>				
	Purchase of real estate		<u>\$</u>	\$ 26,775,000				
	Purchase, rental or leasing and instal	llation of machinery and equipment	\$	<u> s</u>				
	Construction or leasing of plant buil-	dings and facilities	\$	□ <u>\$</u>				
	Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)							
	Repayment of indebtedness	<u>\$</u>	□ <u>s</u>					
	Working capital							
	Other (specify): Acquisition Fee, O&O Expenses S 3,306,500							
			\$ 3,306,500	\$ 26,775,000				
		s added)		30,081,500				
		D. FEDERAL SIGNATURE	· · · · · · · · · · · · · · · · · · ·	··· • • • • • • • • • • • • • • • • • •				
foll	owing signature constitutes an undertakin	igned by the undersigned duly authorized person. If this g by the issuer to furnish to the U.S. Securities and Excl by the issuer to any non-accredited investor pursuant to	nange Commissi	on, upon written				
Issu	er (Print or Type)	Signature	Date 101	24				
Но	uston 1031 Limited Partnership	Patricia a. Cellosso	12/11	٥٠١				
Naı	ne of Signer (Print or Type)	Title of Signer (Print or Type)						
Pat	ricia A. DelRosso	President, Inland Real Estate Exchange Corporation, t IRC-IREX Venture, L.L.C., the sole member of Hous partner of Houston 1031 Limited Partnership	he co-member a ton 1031 G.P., L	nd sole manager of .L.C., the general				

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE					
Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No ⊠			
See Appendix, Column 5, for state response.					

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Houston 1031 Limited Partnership	Patricia a. Cellosso	12/7/07
Name (Print or Type)	Title (Print or Type)	
	President, Inland Real Estate Exchange Corporation,	
	IRC-IREX Venture, L.L.C., the sole member of House	ston 1031 G.P., L.L.C., the general
Patricia A. DelRosso	partner of Houston 1031 Limited Partnership	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3		· · · · · ·	4		1	5	
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
				Number of Accredited		Number of Non-Accredited				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
AL										
AK										
AZ		Ø	Undivided fractional interests in real estate \$32,571,000	1	\$250,000	-0-	-0-		☒	
AR										
CA		⊠	Undivided fractional interests in real estate \$32,571,000	10	\$10,291,837.02	-0-	-0-		⊠	
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DC										
FL		⊠	Undivided fractional interests in real estate \$32,571,000	2	\$ 1,200,000	-0-	-0-		Ø	
GA		⊠	Undivided fractional interests in real estate- \$32,571,000	3	\$ 7,000,000	-0-	-0-		⊠	
ні										
ID										
ΙL		⊠	Undivided fractional interests in real estate \$32,571,000	10	\$10,365,236.58	-0-	-0-		⊠	
IN										
IA										
KS										
KY										
LA										
ME										
MD										
MA										
МІ		Ø	Undivided fractional interests in real estate \$32,571,000	1	\$598,200	-0-	-0-		⊠	

APPENDIX

1	1 2		3	3 4						
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state	Type of investor and amount purchased in State					Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
	(Part B	-Item 1)	(Part C-Item 1)	(Part C-Item 2) Number of Number of					-Item 1)	
				Accredited		Non-Accredited				
State	Yes	No_		Investors	Amount	Investors	Amount	Yes	No	
MN										
MS										
MO					*					
MT		⊠	Undivided fractional interests in real estate \$32,571,000	Į.	\$1,000,000	-0-	-0-			
NE		⊠	Undivided fractional interests in real estate \$32,571,000	1	\$350,000	-0-	-0-		⊠	
NV										
NH										
NJ							-			
NM										
NY		Ø	Undivided fractional interests in real estate \$32,571,000	2	\$ 575,000	-0-	-0-		⊠	
NC		×	Undivided fractional interests in real estate \$32,571,000	2	\$350,000	-0-	-0-		⊠	
ND										
ОН										
ОК										
OR										
PA										
RI										
SC										
SD										
TN										
TX										
UT										
VT										
VA										
WA		⊠	Undivided fractional interests in real estate \$32,571,000	l	\$400,000	-0-	-0-		Ø	

APPENDIX 2 4 3 Disqualification under State ULOE Type of security and aggregate Intend to sell (if yes, attach offering price Type of investor and explanation of to non-accredited amount purchased in State (Part C-Item 2) investors in State offered in state waiver granted) (Part E-Item 1) (Part B-Item 1) (Part C-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Amount Investors Amount Yes No $\boldsymbol{w}\boldsymbol{v}$ w_{l} WY

